

**NOTICE
CITY OF RYE**

PLEASE TAKE NOTICE that the Board of Appeals of the City of Rye, New York, will conduct a public hearing at Rye City Hall, 1051 Boston Post Road, on Thursday, March 15, 2007 at 8:00 P.M. on the following applications requesting relief from Chapter 197 of the Zoning Code of the City of Rye. The deliberative session of the Board is an open public meeting and is held after 7:30 P.M. in the Mayor's Conference Room.

#07-05 POSTPONED HEARING - 21 BENNETT STREET, Florence Associates, owner, (tax map 153.6-2-27) requesting a 2.8 ft. variance over the allowable 1st floor height (Article V, §197-46.1) for an addition.

#07-07 CONTINUATION OF HEARING - 330 STUYVESANT AVENUE, Westchester Putnam Council BSA, owners, (tax map 153.18-1-5) requesting a determination of LWRP consistency, a variance (§197-86, Table A, Col.2, Section 3(a) to permit the existing private recreational use to continue on 1.57 acres where 7.5 acres is required and a reduction of the specified distance from the existing structure to the proposed side yard lot line between the existing structure and the proposed new residence from 100 ft. to 29.56 ft.

#07-10 CONTINUATION OF HEARING - 16 HANNAN PLACE, Mr. & Mrs. Edward Yang, owners, (tax map 152.12-1-1.12) requesting a 9 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .271 (a .02 [8.40%] increase over the allowable F.A.R., or a 349 [9.0%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) to add a one story laundry room/mud room addition at the rear of the house.

#07-12 62 GREENHAVEN ROAD, Fred & Rose Eng, owners, (tax map 152.16-2-38) requesting a 4.9 ft. rear yard variance (Article VIII, §197-86, Table A, Col. II) for a rear addition.

#07-13 78 SOUNDVIEW AVENUE, Neil & Meghan O'Donnell, owners, (tax map 153.05-3-62.1) requesting a 5.5 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for a front porch.

#07-14 70 STUYVESANT AVENUE, Glenn & Gina Giordano, owners, (tax map 153.10-1-16) requesting a 3.3 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a variance to allow the Floor Area Ratio to increase to 7354 (a 4.09% increase over the allowable F.A.R.) (Article V, §197-43.1) for a side addition.

#07-15 53 DEARBORN AVENUE, Margaret Ryan, owner, (tax map 153.07-3-15) requesting a 3.8 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for a front porch.

#07-16 47 DEARBORN AVENUE, Jay Wyckoff, owner, (tax map 153.7-3-12) requesting a variance to allow the Floor Area Ratio to increase to .44 (a .09 [25%] increase over the allowable F.A.R., or a 229.5 [9%] sq. ft. increase over the allowable sq. footage (Article VIII, §197-86, Table A, Col. 5) for a second floor addition.

#07-17 11 BEACHWOOD LANE, Robert & Jeanine Sestito, owners, (tax map 146.19-1-64) requesting a 15 ft. front yard variance (Article VIII, §197-86, Table A, Note b (1) for a one story addition.

#07-18 51 CENTRE STREET, Richard & Maureen Popp, owners, (tax map 146.19-2-9) requesting a variance to allow the Floor Area Ratio to increase to .278 (a .028 [11.28%] increase over the allowable F.A.R., or a 427 [11.40%] sq. ft. increase over the allowable sq. footage (Article VIII, §197-86, Table A, Col. 5) to enlarge the two story rear addition being built, and a one story rear addition.

#07-19 35 VALE PLACE, George Ballantoni, owner, (tax map 153.07-1-10) requesting a 20.42 ft. front yard variance (Article VIII, §197-86, Table A, Note b (1); a 3 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); and a variance to allow the Floor Area Ratio to increase to .51 (a .06 [14%] increase over the allowable F.A.R., or a 267.5 [14%] sq. ft. increase over the allowable sq. footage (Article V, §197-43) for a second story addition, and a porch.

#07-20 10 REYMONT STREET, Lenin Associates, L.L.C., owner, (tax map 146.18-2-40) requesting a 1 ft. first floor elevation variance (Article V, §197-46.1).

Plans and other data pertaining to these applications are on file at the office of the City Clerk and open for public inspection. All persons, including corporations, interested in any of these matters will be given an opportunity to be heard.

Inspection of these properties will be made by Board members at various times between Saturday, March 10 and Thursday, March 15 prior to the meeting.

Susan A. Morison
Secretary, Board of Appeals

Dated: March 5, 2007